

**JERSEY CITY BOARD OF ADJUSTMENT  
PUBLIC NOTICE/LEGAL AD**

Please be advised the following items will be heard at the next Regular Meeting of the Jersey City Board of Adjustment, scheduled for **Thursday, March 20, 2014 at 6:30 p.m.**, in the **Council Chambers, 280 Grove Street, Second Floor, Jersey City, NJ**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:

a. Case: Z02-036  
Applicant: 667-677 Garfield Avenue Realty, LLC  
Address: 667-677 Garfield Avenue  
Attorney: James Ryan, Jr. Esq  
Block: fka 1476 Lot: fka 1,2,3,29  
Zone: R-1 One and Two Family Housing District  
For: Preliminary/Final Site Plan and “d” variances to renovate an existing warehouse for conversion to ground floor adult day care center use and second floor office use.  
“d” Variance: Use  
**Request for Performance Bond Release**

7. Case: Z13-003  
Applicant: Alan Cancro  
Address: 239 Montgomery Street  
Attorney: Rita McKenna, Esq  
Block: 14101 Lot: 6  
Zone: Van Vorst Park Historic District  
For: Construction of a 4 story, 4-unit townhouse  
“d” Variance: Height  
“c” Variance: Side yard setback  
**Adjourned from February 20, 2014**

8. Case: Z07-009.2 Amendment to Prior Approved Plans  
Applicant: Jhunday Wall Ma Grand, LLC  
Address: 747 Grand Street  
Attorney: Rita McKenna, Esq  
Block: 18704 Lot: 16  
Zone: R-1 One and Two Family Housing District  
For: An increase in the approved building height from 53 feet to 59.5 feet to account for a larger floor to ceiling height that meet zoning requirements  
“d” Variance: Height

9. Case: Z13-040 Amendment to Prior Approved Plans  
Applicant: Willow Avenue Realty Associates, LP  
Address: 133.5 Morgan Street  
Attorney: Tom Leane, Esq  
Block: 13002 Lot: 9  
Zone: R-3 Multi-Family Mid-Rise District  
For: Amend approved height and rear yard setback for an approved 3-unit, 3-story building (Z07-013) on an undersized lot. The proposed height change is from 41’5” to 43’ and the proposed changed in the rear yard setback is from 28’5” to 27”  
“c” Variance: Rear yard setback

10. Case: Z13-033  
Applicant: Dharmeshkumar R Patel  
Address: 151 Terrace Avenue  
Attorney: Rita McKenna, Esq  
Block: 2502 Lot: 38  
Zone: R-1 One and Two Family Housing District  
For: Construction of a two family house with three stories in the front and 4 stories in the rear due to an extremely sloped lot.  
“c” Variance: Height

**Cont. on other side →→→**

11.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“d” Variance:

“c” Variance:

Z13-027

Saber Mansour

2770 J.F. Kennedy Boulevard

Eugene O’Connell

12101    Lot:    18

R-3 Multi-Family Mid-Rise District

Conversion of a ground floor accountants office into a veterinarians office in an existing three story building that has an existing insurance office on the second floor and a residential unit on the top floor.

Expansion of a non-conforming use

Parking between the building and property line, compact parking spaces, parking space dimensions, parking aisle width
12.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“d” Variance:

“c” Variance:

Z13-003

Alan Cancro

377-383 Fourth Street

Rita McKenna

11002    Lot:    2,3,4 &5

R-1   One and Two Family Housing District

Construction of a 5 story, 24 unit building with 26, on-site parking spaces (8 are tandem and 8 are compact.)

Use, Height

Tandem Parking Spaces, Compact Parking Spaces, Maximum building coverage, Maximum lot coverage, Minimum rear yard setback, Minimum lot depth

13. MEMORIALIZATION OF RESOLUTIONS

14. Executive Session, as needed, to discuss litigation, personnel, or other matters.

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON